

City Council
Atlanta, Georgia

07-0-1124

Z-07-57B

Date Filed: 5-7-07

AN ORDINANCE
BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2365 and 2371 Hosea Williams Drive, S.E.**, be changed from the C-1 (Community Business) and R-4 (Single-family Residential) Districts to the C-1 (Community Business) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 204, 15th District, Dekalb County, Georgia. being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

2371 HOSEA L. WILLIAMS

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EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 204 of the 15th District, DeKalb County, Georgia; being part of Lot 19 of the Atlanta Suburban Land Company's property in East End Subdivision, as per plat recorded in Deed Book KK, Page 722, DeKalb County, Records, more particularly described as follows:

BEGINNING at a point on the south side of Boulevard Drive 50 feet east of the southeast corner of Boulevard Drive and Second Avenue; running thence east along the south side of Boulevard Drive 50 feet; thence south 100 feet; thence west 50 feet; thence north 100 feet to the point of beginning; being improved property known as No. 2371 and No. 2373 Boulevard Drive, S.E., in the City of Atlanta, Georgia.

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After recording, please return to:

Wendelin W. Silliman, Esq.
Troutman Sanders LLP
Bank of America Plaza, Suite 5200
600 Peachtree Street
Atlanta, Georgia 30308-2216

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STATE OF GEORGIA

COUNTY OF FULTON

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QUITCLAIM DEED

THIS INDENTURE is made this 14th day of December, 2004, between HYUNG SEOK CHUNG (hereinafter referred to as "Grantor") and 2ND AVENUE ASSOCIATES, LLC, a Georgia limited liability company (hereinafter referred to as "Grantee"; "Grantor" and "Grantee" to include their respective successors, legal representatives, heirs and assigns where the context permits or requires).

WITNESSETH:

GRANTOR, for the sole purpose of conforming the legal description of the Property (as that term is defined in that certain Limited Warranty Deed of even date herewith from Grantor to Grantee) to that certain plat of survey of the Land, as hereinafter defined, dated December 7, 2004, revised December 13, 2004, made by McClung Surveying Services, Inc., bearing the seal and certification of Michael R. Noles, Georgia Registered Land Surveyor No. 2646, and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency whereof are hereby acknowledged, do by these presents remise, release and forever quit-claim unto Grantee all of Grantor's right, title and interest in and to all that tract or parcel of land lying and being in DeKalb County, Georgia and being more particularly described as follows:

ALL THAT TRACT or parcel of land lying and being in Land Lot 204 of the 15th District, DeKalb County, Georgia, and being more particularly described as follows:

2305 HOSEA L. WILLIAMS

→ COMMENCING at an open top found at the point of intersection of the southern right-of-way line of Hosea L. Williams Street (80' right-of-way) and the eastern right-of-way line of Second Avenue (60' right-of-way); run thence North 88°59'42" East, along the southern right-of-way line of Hosea L. Williams Street, a distance of 99.83 feet to an open top found; thence leaving said right-of-way line and running South 01°03'30" East a distance of 157.50 feet to a point on the centerline of a 15' wide unopened alley; thence running North 88°44'50" East, along the

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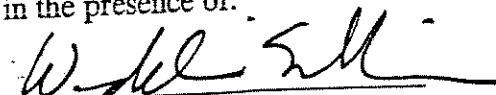
centerline of said 15' wide unopened alley, a distance of 157.56 feet to a point of intersection of the centerline of said 15' wide unopened alley and the centerline of a second 15' wide unopened alley; thence running South 01°02'33" East, along the centerline of said second 15' wide unopened alley, a distance of 121.22 feet to a point; thence leaving said centerline of the second 15' wide unopened alley and running South 88°48'24" West a distance of 7.50 feet to a point on the western boundary of said second 15' wide unopened alley; thence leaving said western boundary of the unopened alley and running South 88°48'24" West a distance of 97.39 feet to an open top found; thence running North 02°35'57" West a distance of 50.04 feet to a rebar found; thence running South 88°47'50" West a distance of 151.46 feet to a rebar found on the eastern right-of-way line of Second Avenue; thence running North 01°17'00" West a distance of 228.88 feet to an open top found and the Point of Beginning; being shown as 2365, 2371 and 2373 Hosea L. Williams Street and containing an aggregate of 0.858 acres (37,367 square feet) plus 0.046 acre (2,034 square feet) to the centerlines of the unopened alleys on that certain Survey for 2nd Avenue Associates, LLC, Parkside Partners, Inc. and Chicago Title Insurance Company, prepared by McClung Surveying Services, Inc., bearing the seal and certification of Michael R. Notes, GRLS No. 2646, dated December 7, 2004, last revised December 13, 2004.

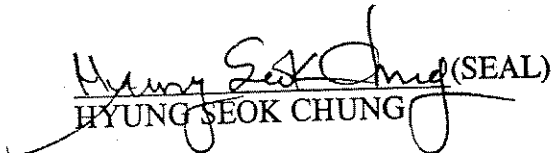
TO HAVE AND TO HOLD said Land unto Grantee, so that neither Grantor nor any entity or entities claiming under Grantor shall at any time, by any means or ways, have, claim, or demand any right, title, or interest in or to the Land or its appurtenances, or any rights thereof.


IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

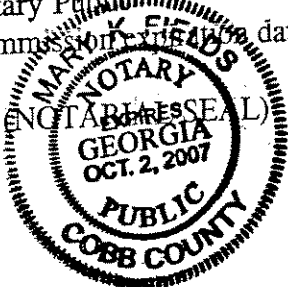
GRANTOR:

Signed, sealed and delivered
in the presence of:


Unofficial Witness


HYUNG SEOK CHUNG (SEAL)


Notary Public
Commission expires date:



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Deed Book 16903 Pg. 633
Linda Carter
Clerk of Superior Court
DeKalb County, Georgia